

FOR SUBLEASE
**FORMER JB'S
POWER CENTRE**
12505 97 Street NW, Edmonton, AB



BELOW MARKET RATES

EXCELLENT EXPOSURE



CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

Prime retail sublease opportunity boasting 13,437 SF of space along 97th Street. This exceptional offering comes with below market rental rates and additional rent, ensuring cost-effectiveness for prospective tenants. Situated for maximum visibility, the property enjoys excellent exposure to 97th Street and Yellowhead Trail, with a combined daily vehicle count of 122,500. The property also offers 5 overhead loading doors at grade for added amenity. This is the ideal location for retail businesses seeking a strategic location with high visibility and affordability.



127 AVENUE NW

97 STREET



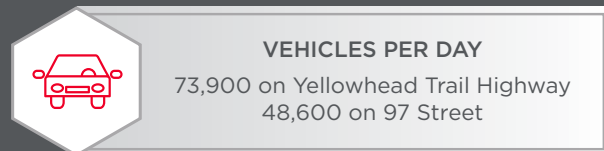
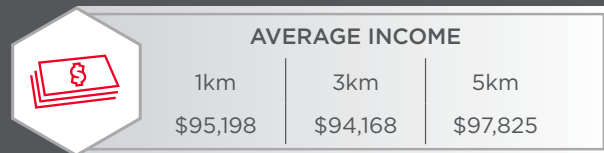
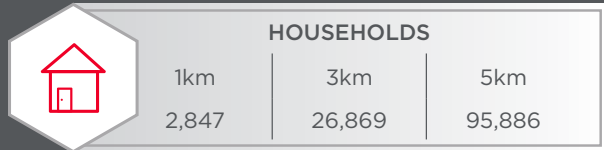
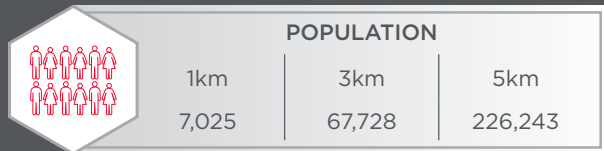
YELLOWHEAD TRAIL HIGHWAY



PROPERTY DETAILS

Municipal Address: 12505 97 St NW, Edmonton, AB
Zoning: General Commercial
Parking Area: 18 Parking Stalls
Building Size: 13,437 SF
Ceiling Height: 13-15 Feet
Availability: Immediately
Lease Rate: \$7.75 per SF
Operating Costs: \$4.50 per SF (Est. 2024)
Property Tax: \$2.35 per SF (Est. 2024)
Lease Expiry: July 31, 2030

DEMOGRAPHICS





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